131.0	0003	0019.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,148,500	/	1,148,500
USE VALUE:	1,148,500	/	1,148,500
ASSESSED:	1,148,500	/	1,148,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEVINE MARK H
Owner 2:	
Owner 3:	
Street 1:	16 GRAY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .232 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Vinyl Exterior and 2570 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10123.000	489,500	7,700	651,300	1,148,500
Total Card	0.232	489,500	7,700	651,300	1,148,500
Total Parcel	0.232	489,500	7,700	651,300	1,148,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 446.93 | /Parcel: 446.93

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 131.0-0003-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	489,500	7700	10,123.	651,300	1,148,500		Year end	12/23/2021
2021	101	FV	475,500	7700	10,123.	651,300	1,134,500		Year End Roll	12/10/2020
2020	101	FV	475,500	7700	10,123.	651,300	1,134,500	1,134,500	Year End Roll	12/18/2019
2019	101	FV	351,400	8000	10,123.	687,500	1,046,900	1,046,900	Year End Roll	1/3/2019
2018	101	FV	351,400	8000	10,123.	506,600	866,000	866,000	Year End Roll	12/20/2017
2017	101	FV	351,400	8000	10,123.	484,900	844,300	844,300	Year End Roll	1/3/2017
2016	101	FV	351,400	8000	10,123.	448,700	808,100	808,100	Year End	1/4/2016
2015	101	FV	332,400	8200	10,123.	376,300	716,900	716,900	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10274

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEVIN BETTY J/T	25028-623		11/30/1994		310,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/21/2018	MEAS&NOTICE	KB	Kevin B
2/12/2009	Measured	163	PATRIOT
5/6/2000	Missed Appt.	276	PATRIOT
11/18/1999	Mailer Sent		
11/4/1999	Measured	243	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10123		Sq. Ft.	Site		0	90.	0.71	10									651,324						651,300	

Total AC/HA: 0.23239 | Total SF/SM: 10123 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 651,324 | Spl Credit | Total: 651,300

PRINT

Date	Time
12/30/21	10:25:49

LAST REV

Date	Time
05/09/18	08:58:15
ekelly	

User Acct: 84642
GIS Ref:
GIS Ref:
Insp Date: 04/21/18
!10274!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	84642
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.09080601
Const Adj.:	1.00989902
Adj $ / SQ:	148.717
Other Features:	120750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	601359
Depreciation:	111853
Depreciated Total:	489506

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

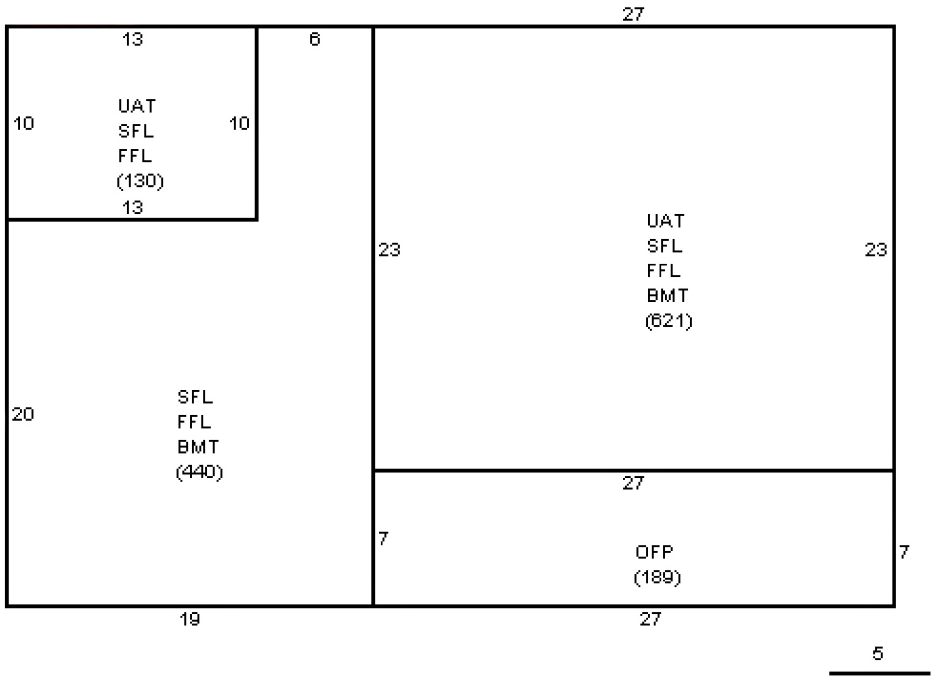
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	163.59
Special Features:	0	Val/Su Net:	128.14
Final Total:	489500	Val/Su SzAd	205.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,191	148.720	177,121
SFL	Second Floor	1,191	148.720	177,121
BMT	Basement	1,061	44.610	47,336
OFP	Open Porch	189	25.480	4,816
UAT	Upper Attic	188	104.100	19,545

Net Sketched Area:	3,820			Total:	425,939
Size Ad	2382	Gross Area	4383	FinArea	2570

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

131.0-0003-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	13X9	G	AV	1960	9.64	T	40	101			700			700
11	Pool-Vinyl	D	Y	1	15X30	A	AV	1985	18.72	T	27.2	101			6,100			6,100
19	Patio	D	Y	1	10X36	A	AV	1985	3.29	T	27.2	101			900			900

More:	N	Total Yard Items:	7,700	Total Special Featues:		Total:	7,700

IMAGE

AssessPro Patriot Properties, Inc